

North Middleton Township Planning Commission

October 18, 2022

The meeting of the North Middleton Township Planning Commission was held at the Township Municipal Building, 2051 Spring Road Carlisle, PA on October 18, 2022. Chairman Bradley Mitchell called the meeting to order at 6:01 pm. Present were Ronald Anderson, Bradley Mitchell, Harry Kelso, Scott Forsythe, Township Manager John Epley, Engineer Doug Brehm, Solicitor Zachary Rice and Recording Secretary Tasha Cressler. Not in attendance was Mehdi Atar.

Visitors: See attachment #1

Public Comment Non-Agenda Items

There was none.

Meeting Minutes – August 16, 2022.

Ronald Anderson made a motion to approve the minutes from August 16, 2022. Harry Kelso seconded the motion, the motion carried.

Pending Applications:

Verizon Wireless Conditional Use # 2022-04CU

Jamie Strong of McNees Wallace & Nurick, Jim Rodgers the Sight Acquisition Consultant, Shaun Paul the Radio Frequency Engineer, and Dale Kellman with NB+C Engineering Services, who prepared the plan, were in attendance for this plan. Jamie Strong spoke on behalf of the applicant who is requesting conditional use approval to construct a communication facility, to include a one hundred and fifty-three (153') foot tall monopole support structure, together with communication antennas and equipment, on the property located on Echo Road. The property is currently owned by Kevin Wickard and is located in the Agricultural Zone.

The arial view shows the bounds of the property and indicates the wooded areas on the property. Jim Rodgers indicated this property is the third parcel on Echo Road from Waggoner's Gap Road, and the tower would be located behind the wooded area to make it less visible to the surrounding community. There is an existing driveway they plan to utilize for access.

The proposed facility is a standard facility for a communications tower. The monopole is a tubular, steel structure, with a four foot lightning rod attached at the top. Verizon's antennas will be located at the 150 foot elevation of the tower. Verizon will lease a 50 foot by 30 foot fenced compound area. Within the fence will be the tower and the equipment cabinets.

The existing wooded area would be used to screen the area from the public on the north and west area of the property. The existing driveway would be extended as a twelve foot wide gravel access driveway back to the tower location. Once the tower is complete, there will be limited

traffic, as the site will typically only be visited for routine maintenance every four to six weeks by a maintenance mechanic in a truck or sport utility vehicle.

All requirements for this Conditional Use are set forth in section 204-49.O of the zoning ordinance, and a narrative has been submitted to address all of those requirements.

Harry Kelso asked if this tower improves service. Mr. Rodgers indicated this tower will assist with Verizon customers, as the service is currently poor to non-existent in that area. The tower will also allow other networks access to the tower, such as T-Mobile and AT&T. The tower will also provide broadband internet connection for Verizon customers. E-911 services allow emergency calls to be made regardless of what provider the caller has, increasing the emergency services capability in the area.

Chairman Mitchell asked what the effective range of the tower would be. Mr. Rodgers indicated the range is typically a mile to a mile and a half from the tower. An additional tower has been approved in Middlesex Township as well. Chairman Mitchell asked where the nearest tower is coming south from the proposed site. Mr. Paul indicated it is presently in downtown Carlisle. This area is a challenged area for coverage from all providers. Verizon customers will receive improved and new coverage and other carriers will be able to provide better coverage to their customers by leasing the tower for their antennas.

This site is considered a macro site meant to cover a large area, while there are small cell antennas at the Carlisle Fairgrounds. The tower will be designed to accommodate an additional three carriers' antennas. The additional carriers would have a master lease agreement with Verizon to utilize the tower for their customers.

John Epley indicated the township utilizes the Verizon network, and the police station is elated at the proposal of this tower, due to the dropped service in that area. Mr. Rodgers indicated that this location, along with the Middlesex Township location are high-complaint areas for Verizon customers.

Mr. Rodgers indicated they presently have 3 other sites in Middlesex located in the south end of the township along the turnpike. North of the turnpike has limited coverage. This tower will aim to rectify some of that concern.

Doug Brehm stated the application is very thorough, and they have provided answers to all questions requested. Doug requested clarification regarding pursuing other avenues. Mr. Strong indicated the original location of the tower was going to be on Waggoner's Gap Road. The State Historic Preservation office had issues with this location due to the selected farm being invocative of an early 20th century farm. In order to utilize the property, a Memorandum of agreement would have been required, and additional funds would have been needed. The tower would have been behind the barn, at the top of a hill which was one of the highest parts of the township. Mr. Rodgers had to determine if there were any existing radio frequency structures in the area which could be utilized. If there was an existing tower, a building permit could be submitted. Unfortunately, no structures exist in this location.

Mr. Strong indicated a Radio frequency design analysis will be submitted which determines if there is an existing tower within a two-mile radius of the proposed sight. The nearest are two and a half miles to the south, and two and a half miles to the north.

Doug Brehm confirmed this project is a lease, not a sub-division. Mr. Rodgers indicated once zoning is approved, a geo-tech will determine how the foundation needs to be designed, and then the tower will be designed. Doug Brehm confirmed that the site would be over-designed to accommodate any additional carriers utilizing the tower. Any additional carriers would need to submit a building permit. Verizon would also require they complete an updated structural plan to show the carrier can be accommodated in a safe way.

Doug Brehm asked if there was ample space within the fenced compound to allow the additional equipment for other carriers. Typically, each carrier would need a ten by fifteen-foot slab for their equipment. The landowner, the Wickards, would likely be open to a compound extension in the future, should the need arise.

Doug Brehm asked if all utilities would be run initially, or if additional utilities would need run as carriers are added. Mr. Rodgers indicated a meter rack would be placed, and all utilities would be run underground from the road to the compound during the initial development.

John Epley asked if the leased area would have meets and bounds to define the location. A survey was completed, and the meets and bounds will be included on the land development plan.

Zachary Rice indicated the abandonment language could be addressed during the land development plan with a developer's agreement.

Ronald Anderson made a motion to recommend the Conditional Use plan to the Board of Supervisors, Harry Kelso Seconded the motion, the motion carried.

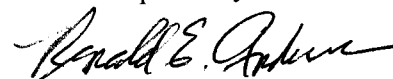
New Business:

No New Business.

Adjournment

Chairman Mitchell adjourned the meeting at 6:29 pm.

Respectfully Submitted,



Secretary Ron Anderson

Tasha Cressler

Recording Secretary

